

Dear Commissioners:

April 15, 2022

I am adding my testimony in an effort to explain how phasing out or restricting short-term rentals in rural Clatsop County will have a significant financial impact on my family and how the proposed ordinances fail to differentiate between short-term rentals of houses vs rooms.

HOUSE SHORT-TERM RENTALS vs ROOM SHORT-TERM RENTAL

I am licensed to operate a short-term rental with a permit through June 1, 2025. I DO NOT operate a vacation home. I DO NOT rent my entire house. I rent ONE BEDROOM in my house that I live in full time to short-term rental guests.

The fraction of short-term rental operators who rent a room in their full-time residence CANNOT fit into the same box as a short-term vacation rental house. There is no impact to my neighbors with parking issues, parties, or noise. I am not taking away housing for full-time county residents. I live here full-time. I am a county resident.

FINANCIAL SECURITY

Renting a room in my home provided me in 2021 \$20,000 in gross income. After paying the transient room tax, income tax, and purchasing supplies to operate, I had enough income left over to purchase my \$975 per month health insurance and help put food on the table for my family. Please do not place me into a position where I cannot afford to purchase health insurance.

EXEMPTION REQUEST for ROOM RENTALS IN OWNER OCCUPIED HOMES

I respectfully ask you to consider distinguishing the difference between short-term rental houses and a short-term rental room inside an owner-occupied home. I ask that you recognize the proposed ordinances are unfair to the handful of short-term rental operators who only rent a room in their house.

I ask that an exemption be made to allow for the continuation of short-term rental rooms in owner occupied homes in rural Clatsop County.

Sincerely,

Julie Cleveland

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